



THE
A-TEAM

**RE/MAX
FIRST**

1503 1 Street, Calgary T2G2J4

MLS® #: **A2160555** Area: **Beltline** Listing Date: **08/27/24** List Price: **\$729,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,646 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

85
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Near Shopping Center,Near Public Transit**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **CC-X**
 Legal Desc: **C**

Remarks

Pub Rmks: **Prime Development Opportunity for Rental focused Development possibility proximity to BMO Centre. Budding Builders and Investors, presenting a premium lot. CC-X Zoning Key Highlights: ESA 1 Completed or potential to build 6600 Sqft on this lot as per zoning FAR 4.0. Strategic Location: Situated within walking distance of Vitctoria Park's main attractions and amenities. / Beltline - Right across / BMO Centre / 17 Ave.**

Inclusions: **N/A**
 Property Listed By: **Bode Platform Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

